

**Submittal
Date**

7/18/2017

Request:

4.3 acres from

R-4

to RX-4-CU

w/

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11801

Case Information: Z-20-17 Leesville Road

<i>Location</i>	Leesville Road, at the southwest corner of its intersection with Lynn Road Address: 0 and 7000 Leesville Road PIN: 0787828265 and 0787819914
<i>Request</i>	Rezone property from R-4 to RX-4-CU
<i>Area of Request</i>	4.3 acres
<i>Property Owner</i>	Johnston Living Trust Opal K. Johnston, Trustee 4140 Parklake Avenue, Suite 615 Raleigh, NC 27612
<i>Applicant</i>	Eric Leath Colliers International 702 Oberlin Road, Suite 400 Raleigh, NC 27605
<i>Citizens Advisory Council (CAC)</i>	Northwest CAC Chair: Jay M. Gudeman 919-789-9884 jay@kilpatrickgudeman.com
<i>PC Recommendation Deadline</i>	December 11, 2017

Comprehensive Plan Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

Future Land Use Map Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Moderate Density Residential (MDR)
<i>URBAN FORM</i>	N/A
<i>CONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 2.2—Compact Development Policy LU 2.5—Healthy Communities Policy T 5.2—Incorporating Bicycle and Pedestrian Improvements
<i>INCONSISTENT Policies</i>	Policy LU 5.1—Reinforcing the Urban Pattern

Summary of Proposed Conditions

- | |
|---|
| 1. Non-residential uses are prohibited. |
| 2. Density is limited to 14 units per acre. |
| 3. Requires construction of a shared use path on Lynn Road. |
| 4. Offers a transit easement. |

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
6/31/17	9/12/17 (Y-4, N-4)	9/12/17, 9/26/17 (7-0)	

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	Approve. City Council may now schedule this proposal for Public Hearing or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	The request is consistent with a number of relevant policies in the Comprehensive Plan and is reasonable and in the public interest because it would provide bicycle and pedestrian infrastructure.
<i>Motion and Vote</i>	Motion: Terando Second: Lyle In Favor: Braun, Fluhrer, Hicks, Jeffreys, Lyle, Swink and Terando

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator: John Anagnost; 919-996-2638; john.anagnost@raleighnc.gov



Zoning Staff Report – Z-20-17

Conditional Use District

Case Summary

Overview

The rezoning site is 4.3 acres at the southeast corner of Lynn Road and Leesville Road. The site is irregularly shaped, with a width of over 400 feet along Lynn Road and tapering to a point at its southern extreme on Leesville Road. Much of the site is forested, with one single-family home and two accessory structures situated near its center. A Duke Energy easement runs north to south along the eastern property boundary. The easement passes over the northeast corner of the parcel before passing into the neighboring property to the east at its southern extent.

The topography of the site slopes downward from north to south at a grade generally less than 10%. Steep slopes are present adjacent to Lynn Road on the eastern half of the parcel frontage. The northwest corner of the site appears to have been graded for an area of about 100 feet by 150 feet. This area is about 15 feet lower than the adjoining portion of the site and features a dense cover of fairly young pine trees.

The surrounding area is occupied by a range of residential developments including single-family, multi-family, and a rest home. Directly opposite the site on Lynn Road is an electric utility installation. The northwest corner of the intersection of Lynn Road and Leesville Road is a church. Lake Lynn Park is northeast of the site on the other side of Lynn Road.

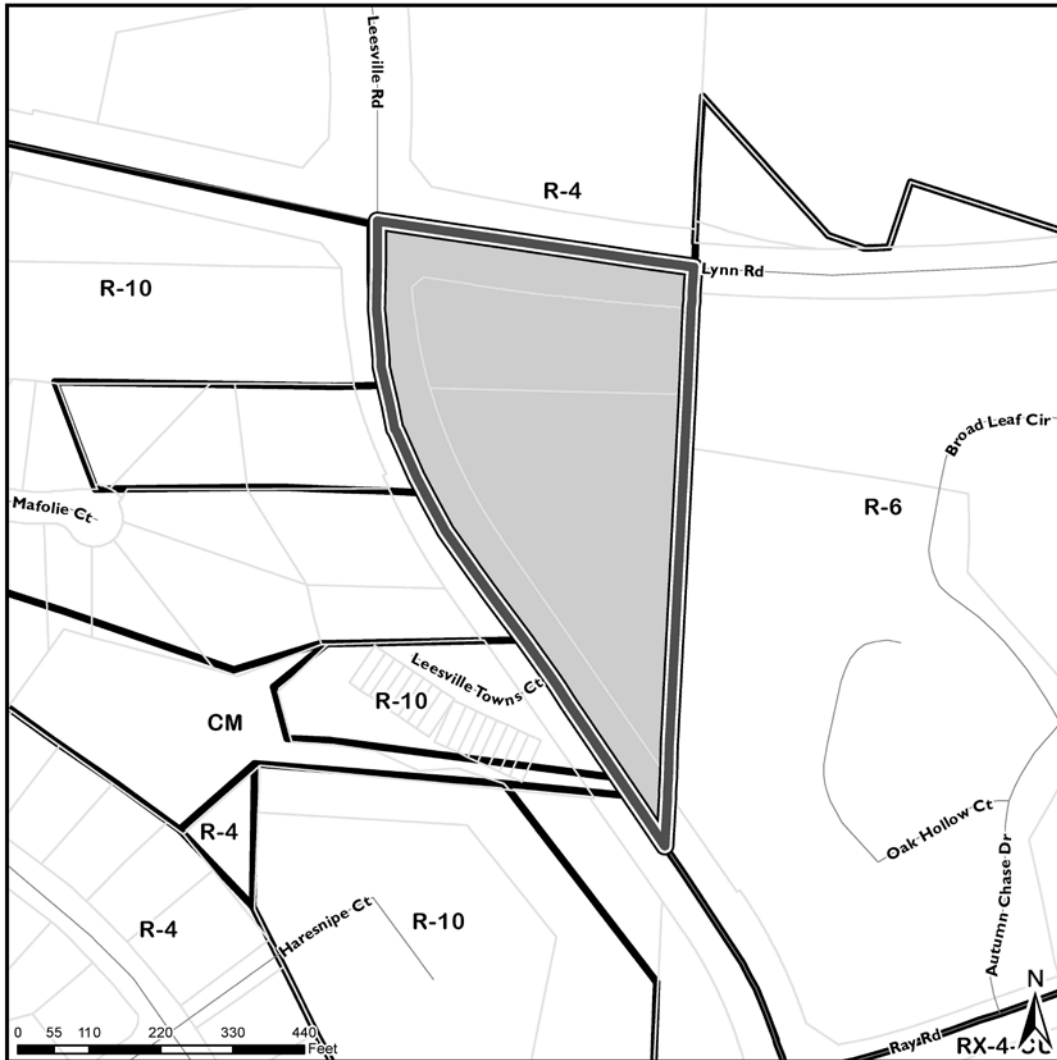
The proposed zoning is Residential Mixed Use – 4 Stories – Conditional Use. Conditions are offered prohibiting non-residential uses and limiting density to 14 units per acre. The effect of the proposal, as opposed to the existing R-4 zoning, would be to allow the Attached House, Townhouse, and Apartment building types. The request would also allow an approximate fivefold increase in dwelling units if approved. Additional conditions require a transit easement to be offered to the City and a shared-use path to be constructed on the south side of Lynn Road.

Outstanding Issues

<i>Outstanding Issues</i>	<i>Suggested Mitigation</i>
1. None.	1. N/A

Existing Zoning

Z-20-2017



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to RX-4-CU



Map Date: 7/20/2017

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-4	R-4	R-10, R-4, CM	R-6	R-10, R-4
<i>Additional Overlay</i>	N/A	N/A	N/A	N/A	N/A
<i>Future Land Use</i>	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential, Public Parks and Open Space	Moderate Density Residential, Public Parks and Open Space	Moderate Density Residential
<i>Current Land Use</i>	Single-family	Minor Utility	Multi-family, Single-family, Vacant	Multi-family, Minor Utility	Single-family, Vacant
<i>Urban Form (if applicable)</i>	N/A	N/A	N/A	N/A	N/A

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	2.79 u/a (12 units)	14 u/a (60 units)*
<i>Setbacks:</i>		
<i>Front:</i>	20'	5'
<i>Side:</i>	10'	0' or 6'
<i>Rear:</i>	30'	0' or 6'
<i>Retail Intensity Permitted:</i>	Not permitted	Not permitted*
<i>Office Intensity Permitted:</i>	Not permitted	Not permitted*

*Controlled by offered conditions

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	4.3	4.3
<i>Zoning</i>	R-4	RX-4-CU
<i>Max. Gross Building SF (if applicable)</i>	N/A	78,000
<i>Max. # of Residential Units</i>	12	60
<i>Max. Gross Office SF</i>	Not permitted	Not permitted
<i>Max. Gross Retail SF</i>	Not permitted	Not permitted
<i>Max. Gross Industrial SF</i>	Not permitted	Not permitted

<i>Potential F.A.R</i>	N/A	0.41
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*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

The proposed rezoning is:

☒ **Compatible** with the property and surrounding area.

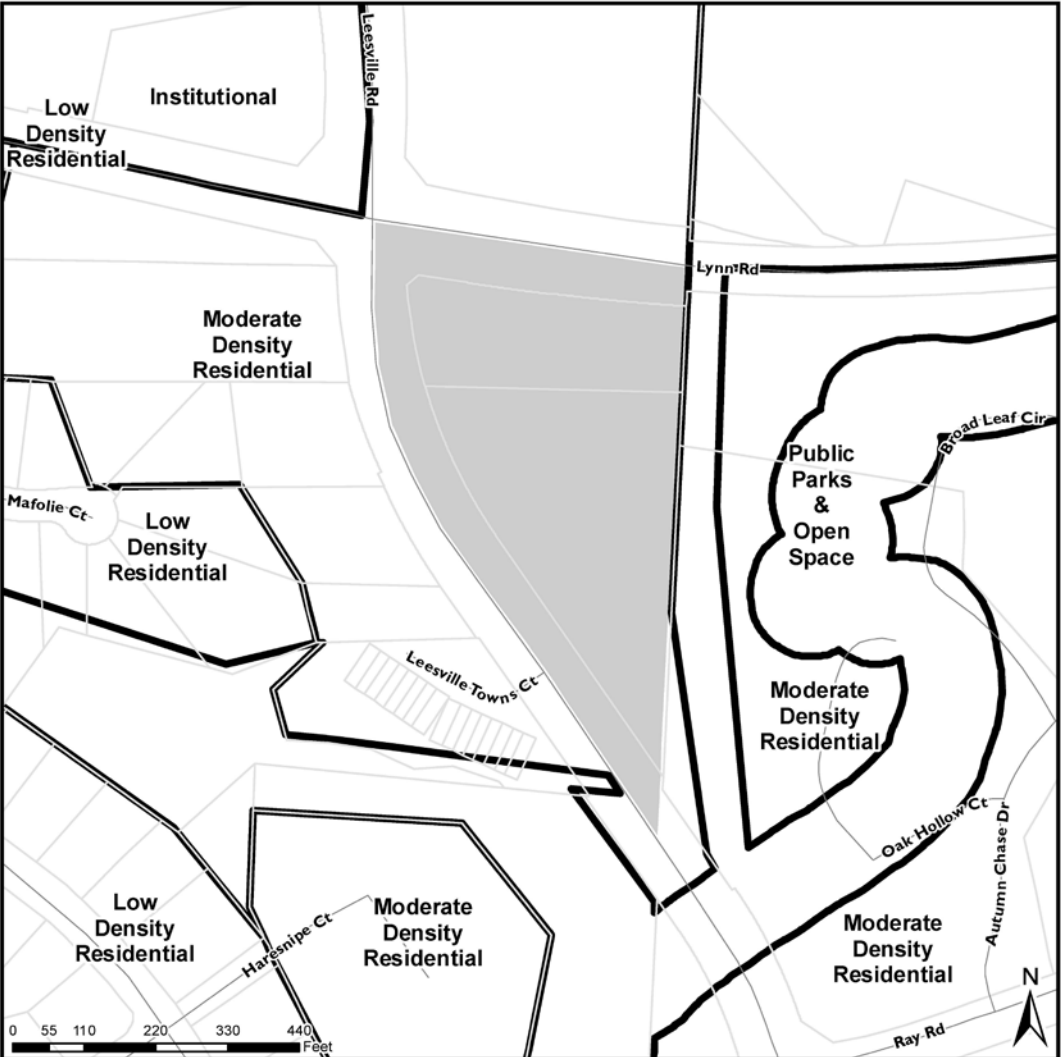
☐ **Incompatible.**



Analysis of Incompatibility:

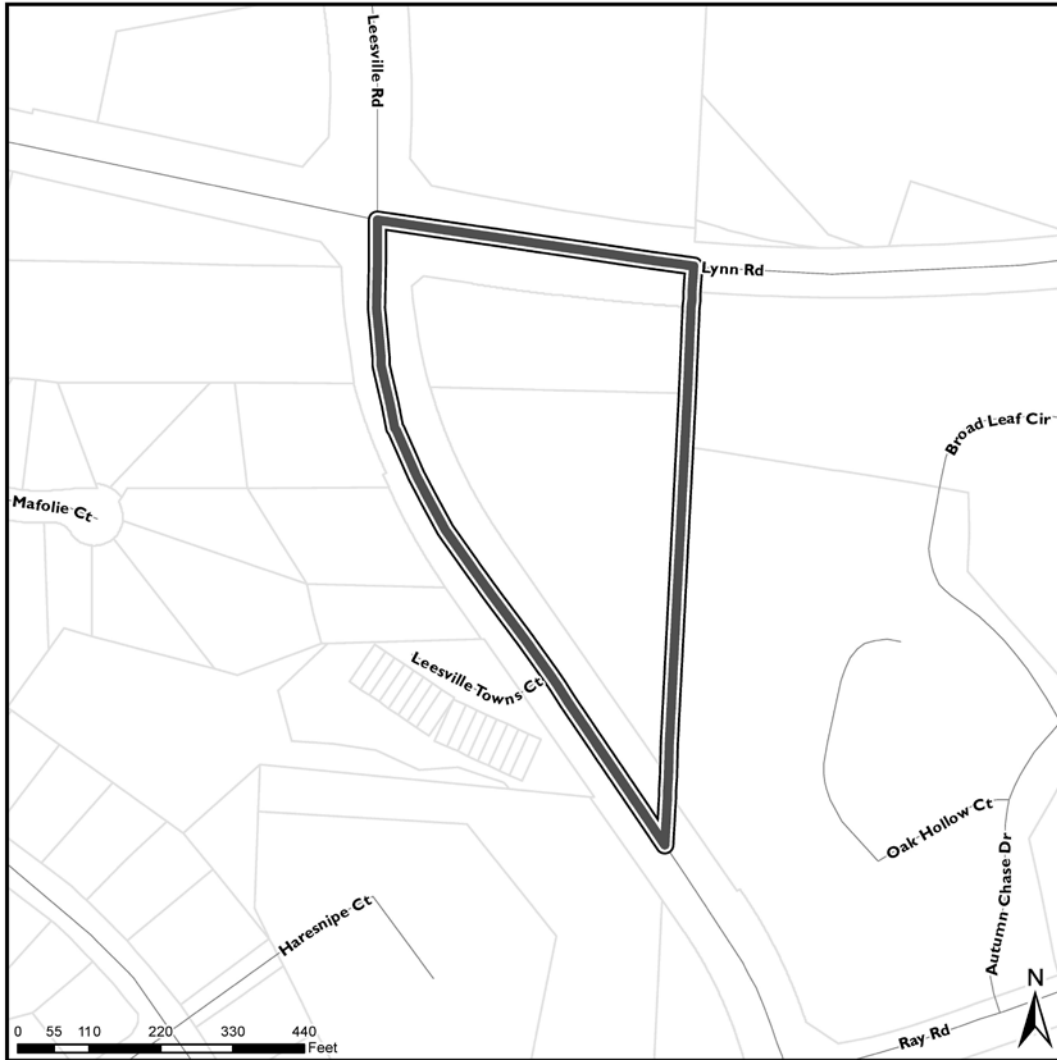
The most intense development enabled by the proposed zoning is a 60-unit, 4-story apartment building. Directly adjacent to the rezoning site is a 3-story multi-family development. Other nearby uses are mostly multi-family, townhouse, and rest home. The nearest single-family homes are across Leesville Road. While there is some low density residential zoning in the surrounding area, the Future Land Use designation is Moderate Density Residential on all sides of the rezoning site. Future development is envisioned to be compatible with what would be enabled by the proposal.

Future Land Use

Z-20-2017



 <p>Request:</p> <p>4.3 acres from</p> <p>R-4</p> <p>to RX-4-CU</p> <p>Submittal Date</p> <p>7/18/2017</p>	<p>Request:</p> <p>4.3 acres from</p> <p>R-4</p> <p>to RX-4-CU</p>	<p>VICINITY MAP</p>  <p>Map Date: 7/20/2017</p>
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**Submittal
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2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. Yes, the proposal is consistent with the themes and policies of the Comprehensive Plan because it would allow greater density and a wider range of housing types in an area that is well-served by existing infrastructure and linked to community facilities. The types of development allowed by the proposal would be compatible with the surrounding area.
- B. Yes, the uses and density enabled by the proposal are recommended by the Future Land Use Map for this area.
- C. N/A. The use is recommended by the Future Land Use Map.
- D. Yes, there are sufficient community facilities and streets to support the rezoning site if the request is approved.

2.2 Future Land Use

Future Land Use designation: Moderate Density Residential

The rezoning request is:

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

Analysis of Inconsistency:

The Moderate Density Residential designation advises that detached, attached, townhouse, and multi-family residential building types are appropriate. Density of up to 14 units per acre is recommended for this designation. The requested zoning allows the building types called for in the Future Land Use designation. An offered condition limits density to the range recommended by the Future Land Use Map.

2.3 Urban Form

Urban Form designation: None

☒ **Not applicable** (no Urban Form designation)

The rezoning request is:

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

Analysis of Inconsistency:

N/A

2.4 Policy Guidance

The rezoning request is **consistent** with the following policies:

Policy LU 1.2—Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

The uses and density allowed by the proposal match the recommendations of the Future Land Use Map. Non-residential uses and density greater than 14 units per acre are prohibited by the conditions.

Policy LU 1.3—Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

The conditions offered make the rezoning request more consistent with the Comprehensive Plan by aligning the proposal with the Future Land Use Map recommendations.

Policy LU 2.2—Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

The proposed zoning would allow for denser development than the current zoning in a mostly developed part of the city with access to existing infrastructure.

Policy LU 2.5—Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

The rezoning site has a 10-foot asphalt path along its frontage on Leesville Road. The path is part of the Hare Snip Greenway trail and connects the site to Lake Lynn Park.

Policy T 5.2—Incorporating Bicycle and Pedestrian Improvements

All new developments, roadway reconstruction projects, and roadway resurfacing projects in the City of Raleigh's jurisdiction should include appropriate bicycle facilities as indicated in the Recommended Bicycle Network of the 2008 City of Raleigh Bicycle Transportation Plan.

The BikeRaleigh Long Term Bikeway Plan shows a separated bikeway on Lynn Road at the rezoning site. The proposal includes a condition requiring the construction of this facility. Development on the site would normally be required to include a sidewalk along Lynn Road per the Street Design Manual. This condition would allow the shared-use path to act as the required sidewalk and serve the purposes of the BikeRaleigh plan.

The rezoning request is **inconsistent** with the following policies:

Policy LU 5.1—Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Though the request is similar in scale to nearby developments, no conditions are offered that would relate the character of development on the site to the adjacent areas. Developments in the surrounding area are characterized by Minimal Traditional architecture with little or no articulation and exterior surfaces of earth-tone wood siding, masonry, or a combination of the two.

2.5 Area Plan Policy Guidance

The rezoning request is **inconsistent** with the following Area Plan policies:

N/A

3. Public Benefit and Reasonableness Analysis**3.1 Public Benefits of the Proposed Rezoning**

The request would enable more efficient use of existing infrastructure and increase the number of possible housing units and housing types in proximity to community facilities, shopping, and an employment center.

3.2 Detriments of the Proposed Rezoning

None identified.

4. Impact Analysis**4.1 Transportation**

The Z-20-2017 site is located in the southeast quadrant of Leesville Road and Lynn Road. Leesville Road (SR 1822) and Lynn Road (SR 1827) are maintained by the NCDOT. Both streets are paved and have curbing on each side. Leesville Road has an asphalt multiuse path along the Z-20-2017 frontage that forms a portion of the Hare Snipe Creek Greenway Trail. Lynn Road currently lacks a sidewalk on the south side, abutting the Z-20-2017 parcel. Leesville Road and Lynn Road are both classified as major streets in the UDO Street Plan Map (Avenue, 4-Lane, Divided).

There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-20-2017 site.

There are no public street stubs abutting any of the Z-20-2017 boundaries. An existing easement for electric transmission runs along the eastern property line. There are few, if any, opportunities to provide cross access to adjacent parcels.

The NCDOT will have final say on access for the Z-20-2017 site. An existing median runs along the centerline of Leesville Road, therefore site access will be limited to a right-in/right-out driveway on Leesville Road. Given this site's proximity to an existing traffic signal, access on Lynn Road should be limited to a right-in/right-out/left-in driveway.

In accordance with UDO section 8.3.2, the maximum block perimeter for RX-4 zoning is 3,000 feet. The block perimeter for Z-20-2017, as defined by public rights-of-way for Leesville Road, Lynn Road and Ray Road is 7,000 feet.

The existing land use is a single-family dwelling which generates virtually no traffic. Approval of case Z-20-2017 would increase average peak hour trip volumes by 24 veh/hr in the AM peak and by 39 veh/hr in the PM peak; daily trip volume will increase by less than 400 veh/day. These volumes are long-term averages and will vary from day to day. A traffic impact analysis report is technically required for Z-20-2017 because A) site access can only be provided via major streets and B) a fatal crash occurred at the intersection of Leesville Road and Lynn Road within the past three years. An investigation by City staff indicates that the most likely cause was due to a motorist's medical condition and not to any recurring pattern of crashes or to any deficiencies in roadway alignment or traffic control. Due to the relatively small increase in peak hour trips expected from the proposed rezoning, a traffic study is not required for case Z-20-2017.

The BikeRaleigh plan recommends a separated bikeway for this section of Lynn Road. One strategy that the Raleigh Department of Transportation has to implement separated bikeways in suburban locations where sidewalks are missing is to construct asphalt shared-use paths in place of standard concrete sidewalks. Development of the Z-20-2017 site may be an opportunity to install a shared use path in lieu of a sidewalk, fulfilling the recommendations of both the Comprehensive Pedestrian Plan and the BikeRaleigh Plan.

Impact Identified: Block perimeter exceeds UDO standard

Z-20-2017 Existing Land Use	Daily	AM	PM
Single Family Detached (1 dwelling)	9	1	1
Z-20-2017 Current Zoning Entitlements	Daily	AM	PM
Single Family Detached (12 dwellings)	114	9	12
Z-20-2017 Proposed Zoning Maximums	Daily	AM	PM
Multifamily (60 dwellings)	487	33	51
Z-20-2017 Trip Volume Change	Daily	AM	PM
(Proposed Maximums minus Current Entitlements)	373	24	39

4.2 Transit

The closest existing transit service to this location is on Glenwood Avenue and Creedmoor Road. Transit would request two 15' X 20' transit easements, one fronting on Leesville Road and one fronting on Lynn Road, for shelter sites on future routes.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Haresnipe
<i>Stormwater Management</i>	Article 9.2 of UDO
<i>Overlay District</i>	none

Impact Identified: No impacts identified.

4.4 Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	250 gpd	3,000 gpd	15,050 gpd
<i>Waste Water</i>	250 gpd	3,000 gpd	15,050 gpd

Impact Identified:

1. The proposed rezoning would add approximately **14,800 gpd** to the wastewater collection and water distribution systems of the City. There are no existing sanitary sewer mains adjacent to the property but there are water mains in both Lynn Rd and Leesville Rd. Public sewer main extensions will be required for this property to be served.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

4.5 Parks and Recreation

1. Nearest greenway access is provided by Hare Snipe Creek Trail, adjacent to the site.
2. Nearest park access is provided by Lake Lynn Park, approximately 0.1 miles away.
3. Current park & greenway level of service in this area is very good, and should be maintained by providing adequate linkages between the existing greenway trail and the site's internal pedestrian network.

4. Any improvements (e.g. driveways) should consider and address bicycle/pedestrian safety at any and all proposed crossings with the Hare Snipe Creek Trail (10' wide asphalt path) along Leesville Road.
5. The Greenway Master Plan does not include the south side of Lynn Road as a designated greenway. Connectivity between Hare Snipe Creek Trail and Lake Lynn Trail is provided via the sidewalk connection along the north side of Lynn Road. Bicycle/pedestrian crossing is provided at the signalized intersection of Leesville Rd & Lynn Rd. For those reasons, PRCR is not requesting a greenway trail connection along the south side of Lynn Road.

Impact Identified: None.

4.6 Urban Forestry

This site is greater than 2 gross acres, is wooded, and has to comply with UDO Article 9.1 Tree Conservation.

Impact Identified: The build-to requirement for apartment building types in mixed use districts will remove Primary Tree Conservation Thoroughfare along the primary street; 70% on the primary street and 35% on the side street.

4.7 Designated Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

4.9 Impacts Summary

The block perimeter is unlikely to be met due to site constraints. Primary tree conservation areas adjacent to both streets abutting the site may be compromised by build-to requirements for building types allowed by the proposal.

4.10 Mitigation of Impacts

The applicant may offer a condition requiring primary tree conservation areas to be recorded prior to site review. Other areas of the site may be sufficient to provide the minimum tree conservation requirement without a condition of this nature.

5. Conclusions

This proposal to rezone 4.3 acres from R-4 to RX-4-CU is consistent with the Future Land Use Map and the Comprehensive Plan. The offered conditions increase the consistency with the Future Land Use Map by aligning the allowed density with the recommendations for the Moderate Density Residential designation. Connectivity between the site and nearby developments is limited by the local street network and the presence of an electric utility easement on one side of the property. For this reason, future development would likely not be able to meet the block perimeter standard. Future development may also lead to disturbance of primary tree conservation areas on the site. The impacts identified can be resolved through the site review process and are not considered outstanding issues.

Z-20-2017 Existing Land Use Single Family Detached (1 dwelling)	Daily	AM	PM
	9	1	1
Z-20-2017 Current Zoning Entitlements Single Family Detached (12 dwellings)	Daily	AM	PM
	114	9	12
Z-20-2017 Proposed Zoning Maximums Multifamily (60 dwellings)	Daily	AM	PM
	487	33	51
Z-20-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	373	24	39
Z-20-2017 Traffic Study Worksheet			
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)	
A	Peak Hour Trips \geq 150 veh/hr	No, the change in average peak hour trip volume is 39 veh/hr	
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	Not Applicable	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips \geq 3,000 veh/day	No, the change in average daily trip volume is 373 veh/day	
E	Enrollment increases at public or private schools	Not Applicable	
6.23.5	Site Context	Meets TIA Conditions? (Y/N)	
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	Yes, a fatal crash occurred at the Leesville/Lynn intersection on Aug. 8, 2014	
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	
E	Access is to/from a Major Street as defined by the City's Street Plan Map	Yes, Leesville Road and Lynn Road are classified as major streets (Avenue, 4-Lane, Divided)	
F	Proposed access is within 1,000 feet of an interchange	No	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
I	Involves a break in controlled access along a corridor	No	
6.23.6	Miscellaneous Applications	Meets TIA Conditions? (Y/N)	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	No	

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-4** Height _____ Frontage _____ Overlay(s) _____

Proposed Zoning Base District **RX** Height **4** Frontage _____ Overlay(s) _____

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE USE ONLY

Transaction #

510757

Rezoning Case #

7-20-17

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

510757

GENERAL INFORMATION

Date **7/14/2017**

Date Amended (1)

Date Amended (2)

Property Address **0 Leesville Road, 7000 Leesville Road**

Property PIN **0780-82-8265, 0787-81-9914** Deed Reference (book/page)

Nearest Intersection **Leesville and Lynn Road**

Property Size (acres) **4.3**

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

Johnston Living Trust, Opal K. Johnston Trustee
4140 Parklake Ave. Suite 615
Raleigh, NC 27612-3723

Phone **919.896.8096** Fax

Email

Project Contact Person/Address

Eric Leath
Colliers International
702 Oberlin Road, Suite 400
Raleigh, NC 27605

Phone **919.582.3119** Fax **919.834.4488**

Email **eric.leath@colliers.com**

Owner/Agent Signature

Opal K Johnston

Email **terri@terrimccall.com** *Ag*

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

OFFICE USE ONLY**Transaction #**

510757

Rezoning Case #

Z-20-17

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

The request is consistent with the comprehensive plan future land uses. The Future Land Uses Map designates moderate density residential uses at densities between 6 and 14 units per acre.

1.

The Property is not located within an Urban Growth Corridor, Transit Emphasis Corridor, Mixed Use Center or Transit Oriented District.

2.

The rezoning request is consistent with the following comprehensive plan policies: LU 2.2 Compact Development, LU 1.2 Future Land Use Map consistency, LU 5.1 Reinforcing the Urban Pattern, LU 5.4 Density Transitions, LU 8.1 Housing Variety

3.

4.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

The proposed rezoning maintains the residential character of the surrounding neighborhood.

1.

The proposed rezoning would increase the tax base and usage of the site.

2.

The conditional rezoning without retail or commercial will alleviate traffic concerns in the neighborhood.

3.

4.

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLY**Transaction #**

510757

Rezoning Case #

7-20-17

INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no historic resources on the property.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

None required

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-20-17****OFFICE USE ONLY**Date Submitted **11/22/2017**

Transaction #

Existing Zoning **R-6**Proposed Zoning **RX-3-CUD**

Rezoning Case #

Narrative Of Zoning Conditions Offered

1. The property shall be restricted to residential uses and minor utilities, as defined by Chapter 6 of the UDO.

2. The maximum density for the property shall be limited to 12 dwelling units per acre.

3. Prior to the issuance of the first building permit for the development, the developer shall construct a ten (10) foot wide asphalt shared use path along and adjacent to the South side of Lynn Road within the existing right of way.

4. Prior to issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be established during site plan or subdivision review, and the easement deed approved as to form by the City Attorney's Office.

5. Prior to the issuance of a certificate of occupancy for the first unit fronting Leesville or Lynn Roads, the developer/builder shall plant four (4) 3.5" caliper shade trees and fifty (50) 24" tall evergreen shrubs for every one hundred (100) feet of frontage devoid of vegetation.

6.

7.

8.

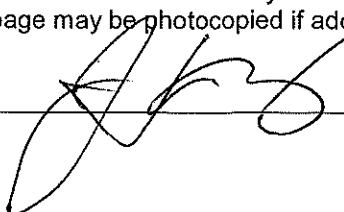
9.

10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature

Print Name

 Jim Anthony

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned <i>Kyle Little already has</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

6/1/2017

RE: 7000 Leesville Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Wednesday, June 31, 2017. The meeting will be held at Lake Lynn Community Center (7921 Ray Rd, Raleigh, NC 27613) and will begin at 7 pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 7000 Leesville Road. This site is currently zoned R-4 and is proposed to be rezoned to RX-4, a higher density residential zoning.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area of the area of requested rezoning.

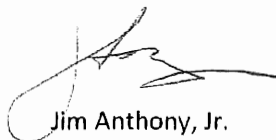
If you have any questions or concerns, I can be reached at:

Jim Anthony
702 Oberlin Road
Suite 400
Raleigh, NC 27605
(919) 832-1110

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at:

(919) 996-2626
rezoning@raleighnc.gov

Thank you,



Jim Anthony, Jr.

7000 Leesville - 6/21/2017

[illegible]

SUMMARY OF ISSUES

A neighborhood meeting was held on 6/21/2017 (date) to discuss a potential rezoning located at 7000 Leesville Rd (property address).

The neighborhood meeting was held at Lake Lynn Community Center (location).

There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Neighbors indicated they want to see a high quality residential product on the site.

Would like to ensure the project will retain good landscaping and trees after completion.

Neighbors were generally supportive of residential development at the site

Concerns that the site would be ill-suited towards commercial/retail uses.

Questions regarding ingress & egress to the site that were addressed.

Pre-Application Conference

(this form must be provided at the time of formal submittal)



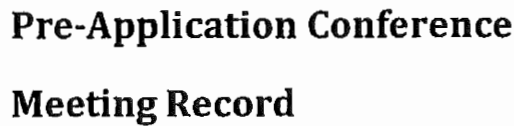
**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center : 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office : 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE
<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Site Review*
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Subdivision (Exempt)
<input type="checkbox"/> Text Change
* Optional conference


GENERAL INFORMATION
Date Submitted 4-12-2017
Applicant(s) Name James Anthony Jr.
Applicant's Mailing Address 702 Oberlin, Suite 400, Raleigh, NC 27605
Phone 919.832.1110
Email janthony@aacre.com
Property PIN # 0787828265, 0787819914
Site Address / Location 7000 Leesville Rd
Current Zoning R-4
Additional Information (if needed) : To RX-3

OFFICE USE ONLY	
Transaction # : 510757	Date of Pre-Application Conference : 4/21/17 - 10:30 AM
Staff Signature <i>Doug Hill</i>	



General Notes: Future land use designation is moderate density residential, would support up to 14 ~~uses~~ units per acre. A transition would be required. could limit the number of units through conditions. Access would require a right in right out along leesville. A pedestrian connection to the adjacent greenway is recommended by parks and Rec

Department & Staff	Notes
<u>Development Services</u> ___Justin Rametta <i>Justin.Rametta@raleighnc.gov</i> 919-996-2665 ___Mike Walters <i>Michael.Walters@raleighnc.gov</i> 919-996-2636 ___Walt Fulcher <i>Walt.Fulcher@raleighnc.gov</i> 919-996-3517	UDO Sections:

<p><u>Historic Preservation</u> <u>Tania Tully</u> Tania.Tully@raleighnc.gov 919-996-2674 <u>Melissa Robb</u> Melissa.Robb@raleighnc.gov 919-996-2632</p>	<p>UDO Sections:</p>
<p><u>Parks, Recreation, and Cultural Resources</u> <u>Todd Milam</u> Todd.Milam@raleighnc.gov 919-996-4798 <u>Cassie Schumacher-Georgopoulos</u> Cassie.Schumacher-Georgopoulos@raleighnc.gov 919-996-4797 <u>Thomas "TJ" McCourt</u> Thomas.McCourt@raleighnc.gov 919-996-6079</p>	<p>UDO Sections:</p>
<p><u>Public Utilities</u> <u>Cesar Sanchez</u> Cesar.Sanchez@raleighnc.gov 919-996-3484 <u>Keith Tew</u> Keith.Tew@raleighnc.gov 919-996-3487 <u>Patrick Paine</u> Patrick.Paine@raleighnc.gov 919-996-3481 <u>Eric Haugaard</u> Eric.Haugaard@raleighnc.gov 919-996-3492</p>	<p>UDO Sections:</p>
<p><u>Stormwater</u> <u>Ben Brown</u> Ben.Brown@raleighnc.gov 919-996-3515 <u>Gary Morton</u> Gary.Morton@raleighnc.gov 919-996-3517 <u>Ashley Rodgers</u> Ashley.Rodgers@raleighnc.gov 919-996-3970 <u>Lisa Booze</u> Lisa.Booze@raleighnc.gov 919-996-3518</p>	<p>UDO Sections:</p>
<p> <u>Transportation</u> <u>Bowman Kelly</u> Bowman.Kelly@raleighnc.gov 919-996-2160</p>	<p>contact Bowman regarding transportation issues</p> <p>UDO Sections:</p>